

ARCHITECTURAL GUIDELINES AND BUILDING REQUIREMENTS AT BUCKHORN

PURPOSE

The purpose of this pamphlet is to outline for property owners, their architects and builders, information which will be helpful in the design and construction of homes at Buckhorn. This pamphlet and the material contained in the Property Owners' Manual should be carefully studied before design work is started. Discussion of design considerations is encouraged.

BACKGROUND

Buckhorn is a residential community which has been professionally planned to provide residents a pleasant and relaxing environment in which to live. Included within the community are recreational facilities including a clubhouse, as well as land areas dedicated permanently as open space. These open areas are used for nature preserves, walking and hiking trails. Great care has been taken in planning and locating the recreational facilities and open areas in order that they might be readily accessible, functional and provide, where possible, visible amenities for residents.

Throughout the planning and development process, attention has been given to preserving the natural beauty of the land. As an example, streets were located to avoid removal of monumental and major trees, where possible. In a similar fashion, the boundaries of lots were individually adjusted to preserve trees and to give the best possible exposure and views for the home to be built on these sites. This care in planning, coupled with attention to quality and detail in the development process, places Buckhorn in a posture to evolve as an aesthetically pleasing community. **The degree to which this is achieved is very much dependent upon the attention property owners give to the design and positioning of their homes.**

THE ROLE OF ARCHITECTURE

In the initial planning of Buckhorn Properties, the subject of architecture received thoughtful consideration. It was recognized that the community would be one of custom homes built over a period of time as opposed to a few selected models built by one builder. It was further recognized that the setting is in a country atmosphere and that great variety exists in the features of individual homesites. Homesites vary in size, topographic characteristics, orientation and proximity to natural amenities.

A decision was therefore made that no specific style of architecture would be chosen as the absolute standard for Buckhorn instead, it was felt that flexibility should be retained and that personal taste and the individual site should dictate the way in which architecture would best reflect nature's forms, colors, and textures. It is anticipated, however, that the majority of the homes will compliment the country theme.

PLANNING YOUR HOME

The building of a home at Buckhorn should be an exciting and pleasurable experience. For many property owners it will represent one of the major investments made in their lifetime. It has been our experience to date that every building site at Buckhorn presents a different and interesting opportunity, it is important to secure the advice and services of a competent professional. If it is not feasible for you to work with an architect, you should deal with a custom builder who has design capabilities and a demonstrated record of success in the field.

ARCHITECTURAL REVIEW

In order to protect and enhance property values at Buckhorn, it was decided at the outset that certain standards and requirements would be established with respect to building activity. A Declaration of Covenants and Restrictions was recorded which contains a section specifying that all plans for new construction or subsequent alterations must be submitted and approved prior to the application for a building permit. The review and approval of these plans is the responsibility of an Architectural Review Committee appointed by the Board of Directors of the Property Owners' Association.

ARCHITECTURAL REVIEW COMMITTEE PROCEDURE

In order to discharge their responsibilities, the committee requires that you submit in advance of building copies of your plans for review and approval. The house plans should be at scale and include floor plans, as well as elevation drawings of all exterior sides. A complete description of all exterior surfaces specifying material, texture, and color shall be indicated on the drawings. Fences, screens and walls (discussed in a later section) must also be depicted on the drawings and described in detail. The total number of square feet of livable interior heated/air conditioned floor space should be indicated.

Also required is a detailed site plan. This site plan must show the position of all proposed structures, including the residence, walls, fences, satellite dishes, etc. It should also show the location of easements, the proposed location of driveway and parking areas.

The committee has a period of 30 days in which to review and take action on plans. Every effort will be made to expedite the review process in a shorter period of time. Plans and material samples shall be delivered to Buckhorn Property Owners' Association, Attn: Architectural Review Committee, S3102 Buckhorn Road, Reedsburg, Wisconsin 53959, **see Resolution 5 for current document requirements**

Upon receipt of the plans the Committee will make a preliminary review and then call for an on-site meeting at Buckhorn. Those in attendance should be the owner, architect, builder and Architectural Review Committee designate. The purpose of the meeting is to:

1. Review the site plan.
2. Review submitted plans for compliance with overall architectural guidelines.

Upon approval, the Architectural Review Committee will submit a written confirmation to you; indicate their acceptance with the stamp of approval and signatures. In the event your plans are not initially approved, you may re-submit.

see Resolution 5 for current document requirements

At least one additional on-site meeting will be subsequently held with the above people. The purpose of this meeting will be to review the site after the builder has "field staked" the house and before any tree removal or excavation is started. This is an important meeting from the viewpoint of the owner since it is the last opportunity to make site adjustments.

Inspections may be periodically made by someone designated by the committee as work progresses. These procedures are not designed to substitute for inspections by you, your architect, or others. They are designed to insure compliance with approvals granted by the committee for the mutual protection of all.

ARCHITECTURAL CRITERIA

The criteria as outlined below reflect the exterior architectural elements which should be considered in the design and positioning of your home on the homesite. The Architectural Review Committee uses these general guidelines in the plan review process.

(1) SIZE OF HOME

The Declaration of Covenants and Restrictions specifies that one-story, two bedroom homes must have a minimum living area of at least 1,000 square feet. Multi-story homes must have a minimum main floor area of at least 800 square feet. Minimum living area is defined as those areas that are heated and/or air-conditioned, excluding garages, patios, decks and breezeways. Rooms lower than grade level are not considered floor space. In addition, areas under sloping ceilings with less than 5 feet of head room are not considered livable area.

Minimum size requirements have been specified for the protection of all property owners. Size, however, is not considered an all important criteria. The exterior appearance of the home and its location on the lot are considered more important than size alone, **after minimums are achieved**. Stated another way, a smaller home nicely done can be more attractive from a community viewpoint than a large home which has not received the same degree of care in it's design and placement.

(2) STYLING

As previously indicated, no one architectural style has been specified for Buckhorn. However, care should be exercised in style selection so that it will blend with the country setting and with the surrounding environment. The choice of exterior material and color is extremely important. Many settings at Buckhorn lend themselves to the extensive use of glass in the form of large windows, sliding glass doors, etc. This permits the outside to become an integral part of the home.

(3) ROOFSCAPE

One of the most visible elements of any home is the roof. Its ultimate appearance in relation to the structure should be carefully considered. This includes the shape of the roof in relation to the architectural design, as well as to the color and texture of the roofing material. Flat roofs are to be avoided. Mechanical equipment, vents, vent covers, etc., will be considered an integral part of the design and should be treated as such. Roof peaks are limited to thirty (30) feet from main floor in height and roof overhangs must be at least ten (10) feet inside the property line.

10' clear sky from roof to lot line

(5) GARAGES

The garages should be designed as an integral part of the house. Garage doors should be of the overhead type. Where more than a one- car garage is planned, separate doors will often give a better overall appearance and result in a minimum exposure of interior contents when a door is open.

5 & 6 are opinions

(6) DRIVEWAYS

Driveways should be carefully located for practicality and ease of emergency vehicle access as well as overall aesthetic appearance. In some cases, it may be desirable to create a two or three car-parking zone, which can double as a turnaround area. Where driveway lengths are unusually long, gentle curves will enhance the overall appearance. Careful consideration should be given to functional usage and potential disturbance to nearby trees' root systems.

(7) FENCES AND SCREENS

Fences or screens should be used to screen air conditioning equipment, utility and garbage areas, patio and swimming pools - with all elements, the fence should enhance, rather than detract from the overall appearance of the property. The committee encourages the use of natural plantings as materials for fencing and screening purposes.

(8) LANDSCAPING

Proper landscaping adds the finishing touch to your home and we encourage you to reserve funds for this purpose. We recommend that you obtain advice from a landscape architect or experienced landscaper and have a master-planting plan prepared. This will serve as a guideline for initial as well as subsequent landscaping. Site planning and clearing should be accomplished, insofar as is feasible, in a manner, which respects and preserves the existing natural trees, vegetation and land contours.

We encourage the use of native plant materials whenever possible and suggest that exotic horticultural varieties be limited to courtyards or other secluded areas.

Mulch, such as Paygro, peat moss, or bark, are a good investment to supplement plantings.

Grounds lighting fixtures should be carefully selected for compatibility. Such lighting should be subdued so as not to be objectionable to adjacent property owners.

OTHER MATTERS

(1) ELEVATION

The top elevation of the foundation is a decision, which should be carefully evaluated by experienced personnel. The topographic characteristics of the homesite, elevation levels of neighboring homes, and the level of the crown of the street in front of the house are all factors which should be considered. The objective is to achieve positive drainage, display the home to maximum benefit, capture the best views from the interior and take advantage of any opportunities for effectively utilizing basement areas. In some instances it may be desirable to place additional fill dirt on the site to achieve these objectives. A designated member of the committee will meet on site with the owner and builder to consult on this matter.

(2) PERMITS

Before construction begins, it will be necessary to obtain a building permit from the Town of Delton and a sanitary permit from Sauk County. It also will be necessary to make appropriate arrangements for connection to various utilities. These tasks are most frequently handled by your builder who is acquainted with the requirements. We recommend that you reach an understanding on this matter before signing a contract with your builder.

(3) MAINTENANCE OF CONSTRUCTION SITE

The general contractor is responsible for seeing that the construction site is continually maintained in a clear condition. We fully recognize the problems inherent in policing the clean-up of construction waste and its ultimate disposal. However, if the proper attention is regularly given to this matter, we will avoid the problems of unsightly conditions and refuse blowing on to other properties in the residential area.

(4) SIGNAGE

The general contractor may erect a sign with his name (and the owners name, if desired) with dimensions not to exceed 20" X 40". This sign must be removed immediately after completion of construction.

(5) PROTECTION OF TREES

No trees should be removed if at all possible. Great care should be taken on wooded lots to protect the existing trees. Oaks have particularly sensitive root structures and may be killed by exposure of roots or heavy equipment working too close to the tree

(6) PARKING

Contractors' employees should park on the construction site whenever possible. If it is necessary to park on roadways, please request that all vehicles be parked on the lane nearest the lot in a single line so as not to obstruct traffic for property owners and cause any damage to the shoulders and ditches. Avoid parking on the seeded shoulders, particularly during periods when ground conditions are wet. Any damage caused must be replaced by the general contractor or subcontractor and be restored to the original condition.

(7) PLAN ALTERATION

The committee realizes that during construction it may be advantageous to make minor adjustments to approved plans; however, before any changes are made, it is the responsibility of the property owner to present any alteration to the Architectural Review Committee for approval.

SUMMARY OF POINTS FOR CONSIDERATION

1. The concept of architectural review is designed to benefit the owner and his neighbors by helping to protect and enhance property values.
2. The function of the committee is one of giving new property owners guidance in interpreting Buckhorn's architectural review criteria.
3. Feel free to discuss the contents of this pamphlet with the committee at any time, preferably in advance of final decisions on your part if any questions exist.
4. You will be rewarded with future satisfaction by paying careful attention to details in the initial planning of your home. Professional assistance, if used, will be a small percentage of overall costs yet can yield good dividends.
5. Reserve adequate funds in your budget to appropriately landscape the house.